

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: April 25, 2013

Time: 7:00 PM

Location: Village Board Room  
200 South Hough Street  
Barrington, Illinois

In Attendance: Karen Plummer, Commissioner  
Scott Kozak, Commissioner  
Chris Geissler, Commissioner  
Joe Coath, Vice-Chairperson  
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant, Zoning Coordinator  
Jean Emerick, Recording Secretary

**Call to Order**

Chairperson O'Donnell called the meeting to order at 7:02 PM.

Roll call noted the following: Steve Petersen, absent; Karen Plummer, present; Patrick Lytle, absent; Scott Kozak, present; Chris Geissler, present; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

**Chairperson's Remarks**

Chairperson O'Donnell announced the order of proceedings.

**New Business**

**ARC 13-01:** 250 Coolidge Avenue – Preliminary Review

**Owner:** Dean Pipes  
250 Coolidge Avenue  
Barrington, IL 60010

**Architect:** Sarah Petersen  
523 S. Cook Street  
Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness for construction of a new detached garage. The existing detached garage is non-contributing and will be demolished. The property is zoned R-6 Single Family Residential and is located within the H-Historic Preservation Overlay District.

Ms. Sarah Petersen, architect for Mr. Pipes, presented the petition. The property is at 250 Coolidge. They wish to tear down the garage and put up a new structure. The garage will be a similar style to the house. They will use Hardy board. The garage door will be a wood door that will simulate a barn door. After speaking with Staff, Ms. Petersen said she will reduce the size of the garage.

Commissioner Plummer asked if the new structure will have windows.

Ms. Petersen said that Mr. Pipes prefers no windows because he wants to maximum wall space on the inside. Without windows there will be more storage and wall hanging space.

Ms. Petersen said the garage will have 4 x 8 sheets of smooth Hardy board with trim applied. The Hardy baton is 1 x 2.

Chairperson O'Donnell asked for comments from the Commission.

Vice-Chairperson Coath commented that the north side has no windows.

Ms. Petersen said that it is up against the fence and there is a cluster of garages in that corner.

Vice-Chairperson Coath said it would be nice to have some natural light from a barn-like window.

Ms. Petersen agreed that it may work with a transom-type window. She asked if this would be a requirement or a recommendation.

Commissioner Kozak said he is okay with it either way.

Commissioner Geissler does not think it should be a requirement.

Vice-Chairperson Coath asked if the garage door was an overhead.

Ms. Petersen said it is an overhead made to look like it opens in the front.

Ms. Tennant said that Staff's only concern is that the garage is a little too large for zoning, but the petitioner is already addressing that. It will be slightly smaller, but the look won't change.

Ms. Tennant reported that there have been a couple of requests from those outside the Historic District to put in vinyl or composite fencing. A few years ago, Jennifer Pack brought it to the Architectural Review Commission and the Plan Commission and their recommendation was to not allow it in or out of the District. The Board approved the Commission's recommendation. Recently, the Board has asked for the Commissions to reconsider it. Staff has concerns with cracking, mold, it is not maintenance-free, and when there are problems residents have to replace the whole panel. Another concern is that along arterial roads, as fencing is being replaced, the Village wants them to be replaced in the same style. Since vinyl does not age well, any new fencing will look different from the old.

Chairperson O'Donnell said that vinyl degrades with sunlight. It starts to look like old plastic lawn furniture. Wood fences look better with age.

Ms. Tennant asked the Commission what they think of vinyl outside of the District. There are other options to consider, such as faux stone and faux brick. Staff recommends that those not be allowed.

Commissioner Kozak says that vinyl fades in the sun; it gets dirty and you can't clean it.

Ms. Tennant the Board said so many residents are requesting it.

Commissioner Plummer if there are two rules, one for the Historic District and one for outside of it. The two areas will look too different.

It was the consensus of the Commission for wood fencing and to prohibit vinyl.

Ms. Tennant said that many people's concern is the maintenance of the wood fence.

The Commission would consider something that is truly comparable to wood.

Ms. Tennant said that brick, stone, and wrought iron fencing is allowed.

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### Approval of Minutes

*February 28, 2013*

Commissioner Kozak made a motion to approve the February 28, 2013 meeting minutes, Commissioner Plummer seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

*March 14, 2013*

Commissioner Plummer made a motion to approve the March 14, 2013 meeting minutes, as amended, Commissioner Kozak seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

*April 11, 2013*

The April 11, 2013 meeting minutes could not be approved as the appropriate Commissioners were not in attendance.

*Planners Report*

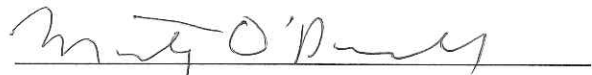
Ms. Tennant said the developers for the Hough/Main project have extended their deadline. It is not unusual; their timeline was very aggressive.

*Adjournment*

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Geissler to adjourn the meeting at 7:45 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick  
Recording Secretary

  
Chairperson O'Donnell  
Architectural Review Commission

Approval Date: *May 9, 2013*